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is spending some time with her son-in-law and daughter, Mr. and Mrs. Brook Beverage.

and Lowman claimed that the overwhelming majority of residents of their districts oppose zoning.

The Truth About Zoning Proposed for Bath County

A BRIEF SUMMARY OF THE PROPOSED ZONING ORDINANCE FOR BATH COUNTY, VIRGINIA

OTHER SECTIONS OF INTEREST:

ARTICLE 8. NON-CONFORMING USE. At the time this Ordinance is enacted, any legal activity being pursued or any lot or structure legally used in a manner which does not conform to this Ordinance, could be continued unless (a) any non-conforming use is discontinued for two years or (b) if a non-conforming activity were changed to a more limited non-conforming use then such existing use may only be changed to an even more limiting use. All non-conforming uses would need a zoning permit and a certificate of occupancy within 60 days of the adoption of this Ordinance and such permits shall be issued promptly upon written request of the owner or operator of a non-conforming use. The construction or use of a non-conforming building or land area for which a permit was issued prior to the adoption of this Ordinance could proceed, provided the building was completed within one year, or such use of the land was established within 90 days after the effective date of the Ordinance.

Article 8 also spells out certain additional regulations for non-conforming structures with regard to repairs, expansion or enlargement, restoration or replacement, and changes in district boundaries.

ARTICLE 9. GENERAL PROVISIONS. Zoning permits would be issued for the construction or remodeling of buildings or other structures. A certificate of occupancy would be required for land to be used for buildings to be structurally altered or changed in use. For locating hotels, motels, mobile home parks, amusement parks, hog farms and sanitary land fills a conditional use permit would also be needed; this permit would be subject to such conditions as the Board of Supervisors might deem necessary.

Should an application be made for any use not specifically permitted or foreseen by this Ordinance, the request would be referred to the planning commission which in turn would make its recommendation within 30 days to the Board of Supervisors. Public hearings would also be held.

This Section also lists minimum off-street parking for homes, motels, apartment buildings, churches, schools, clinics and commercial buildings.

ARTICLE 11. PROVISIONS FOR APPEAL. A 5-member Board of Zoning Appeals would be appointed by the county Circuit Court. Members would serve for 5 years. The Board would hear and decide any appeals from any order or requirement made in the administration of this Ordinance. The Board could also authorize in specific cases variances from the terms of this Ordinance should it find that a strict application of the Ordinance would produce undue hardship, that the hardship was not shared generally by other properties in the same zoning district, that authorization of such a variance would not substantially detract from the adjacent properties nor change the character of the district. Hearings would be held prior to the granting of a variance. All board meetings would be open to the public. Appeals to the Board would be filed within 30 days after the zoning administrator's decision had been made. The Board would set a reasonable time for hearing the appeal, give public notice, and then decide the case within 60 days. The Board's decision could be appealed to and be acted upon by the county Circuit Court if a petition were received within 30 days of the Board's action.

ARTICLE 12. VIOLATION AND PENALTY. Permits or licenses for uses or buildings could be issued only when they were in harmony with this Ordinance. If issued in conflict with the Ordinance, such permit would be null and void.

NOTE: As a public service to the citizens of Bath County, the following outline and summary of the Proposed Zoning Ordinance, as submitted by the Planning Commission in January 1968, has been prepared. This summary is not a full nor complete description of all the provisions of the Ordinance. It is intended only to give the reader a general idea of what the Ordinance is and what will be discussed at the public meeting on September 10. Those wishing to obtain more complete information should read the Ordinance itself. Copies are on file at the courthouse.

TO PROMOTE THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PUBLIC, THE PROPOSED ZONING ORDINANCE WOULD DIVIDE THE COUNTY INTO THE FOLLOWING DISTRICTS:

1. **AGRICULTURAL LIMITED** would cover portions of the county occupied by open uses such as forests, parks, farms, lakes, and mountains. This district would be established to support existing and future farming operations and conserve natural resources. Structures to be erected and land would be used for such things as single family dwellings, general farming and forestry, schools and churches, lodges and hunt clubs.

2. **AGRICULTURAL GENERAL** would cover areas into which urban-type development could expand as the need occurs. Generally, it would surround residential sections and is the agricultural area, along our major highways. This district would provide for the orderly expansion of the towns, confine such urban development to places which could feasibly be supplied with water and sewage connections as well as police and fire protection. Structures and land would be used for such things as single-family dwellings, general farming and forestry, schools and churches, golf clubs, professional offices, general stores, motels, lodges, hunt clubs and mobile home parks.

3. **RESIDENTIAL LIMITED** would be composed of certain quiet, low-density residential areas plus open areas where similar residential development appears likely to occur. The regulations are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life, and to prohibit commercial activities. Structures and land would be used for such things as single- or two-family homes, schools, churches, rooming houses and tourist homes.

4. **RESIDENTIAL GENERAL** would be composed of certain medium to high concentration of residential uses, ordinarily located between residential and commercial areas, plus certain open areas where similar development seems likely to take place. The regulations would protect the essential characteristics of the area, encourage a suitable environment for family life, but at the same time allow some commercial activities which would not cause heavy traffic and crowds. Structures and land use would include single-, two-, and multiple-family dwellings, rooming houses, tourist homes, rest homes, clubs and lodges, professional offices, and business signs.

6) Why not zone just Part of the County?

All parts of the county have much to gain from development planning and a zoning ordinance. Actually, it is the less developed rural parts of the county that have more to lose by not controlling development. Everybody loses from cheapened real estate values. Everybody county has beauty, natural charm, and resources that should be protected. We all gain from this type of comprehensive planning.

7) And what happens if we don't zone Bath County?

Rural slums. Tin can neighborhoods. Juke joints. Fast buck real estate deals. Two-bit industrial development. Polluted rivers and streams. No money from state and federal trust funds. Higher taxes. And the slow but sure death of the beautiful Bath County we know and love.

But there is one other possibility: if we don't do it for ourselves, the state (increasingly worried about helter-skelter development and the conservation of scenic beauty as well as natural resources) is already laying plans to do the job for counties not now zoned.

Therefore, let's do the job the way we want it done—and lay our own plans for the future now.

Let your supervisor know how you feel about zoning and the urgent need to keep Bath County beautiful. Tell him to vote FOR zoning.

PLEASE REMEMBER THAT ANY ZONING LAW FOR BATH COUNTY WILL BE CONTROLLED BY OUR ELECTED OFFICIALS, NAMELY, THE BATH COUNTY BOARD OF SUPERVISORS. WE NEED ZONING NOW FOR THE FUTURE, BUT IF OUR PLANS CHANGE THEN THE ORDINANCE IS ALWAYS THERE AND WE CAN CHANGE IT.

1) What is zoning?

Zoning would be a zoning plan for the future development of our county. It decides how what our county should be in the future—a beautiful place in which to live, to work, and to enjoy what nature has so generously given the area, or a cheap, polluted and blighted country across a County Island? Without planning, the prospects for preserving the beauty that is Bath County today are almost zero.

2) What is Proposed?

The Proposed Zoning Ordinance for Bath County and the Comprehensive Plan for the County of Bath call for dividing the county into five land use categories: conservation, agriculture, residential, commercial, and industrial. Development—other than recreation and timbering—is not considered practicable in the 320,000 mountain acres set aside for conservation. Agriculture, mostly in the valleys, would continue to be encouraged on some 22,000 acres. Intense residential development is seen for Roanoke, Healing Springs, Hot Springs, Millboro, Mitchelltown, and Warm Springs. Further commercial expansion would also be pushed in these communities. About 2,200 acres in six areas have been mapped for future industrial land, in line with recommendations made in 1960 by the Division of Industrial Development. (The two largest industrial parks are proposed for the eastern part of the county.)

3) What about Present Buildings and Practices?

Zoning would affect only future development. It would not require any changes in existing structures or activities.

4) But, what about my Rights?

Basically, you would have only one right—the right to be a bad neighbor. Zoning spells out the rules of a new ball game in which the county and everyone living in the county wins.

5) How will zoning affect my Pocket-book?

Strict zoning always means greater real estate values. Few people would welcome a slaughterhouse or a noxious chemical plant as a new and uninvited next-door neighbor. Prospective buyers hesitate to invest in property in areas where there is no zoning. Industry prefers areas where they know that the area will be rigorously policed and where their employees can find good living conditions.

Further, without a zoning ordinance, Bath County will be cut off from state and federal funds for the construction of roads into Gathright Dam. Without these money funds, it means our limited and stretched tax dollars will have to be used for Gathright Dam, leaving nothing to work with on the rest of our roads.

1) What is Zoning?

Zoning would be a master plan for the future development of our county. We decide now what our county should be in the future: a beautiful place in which to live, to work, and to enjoy what nature has so generously given this area, or a cheap, polluted and littered country version of Coney Island? Without planning, the prospects for preserving the beauty that is Bath County today are almost zero.

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2. AGRICULTURAL, GENERAL would cover areas into which urban-type development could expand as the need occurs. Generally, it would surround residential sections and is the agricultural area, along our major highways. This district would provide for the orderly expansion of the towns, confine such urban development to places which could feasibly be supplied with water and fire protection.

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5. BUSINESS, GENERAL would include such activities as food stores, dry cleaners and laundries, drug stores, office buildings, auto and home appliance services, etc.

6. INDUSTRIAL, LIMITED would permit certain industries, which do not detract from the residential desirability of the area, to locate in zones adjacent to residential districts. Limitations on the installations would be imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply. Structures could be erected for uses such as electronic assembly plants, small parts manufacturing, automobile assembling, blacksmith shops, pharmaceutical laboratories, lumber yards, feed stores, cabinet shops, veterinary hospitals, and storage warehouses. Building permits for new industrial construction would have to be obtained. Permitted uses would have to be completely contained within an enclosed building or within an area enclosed by a wall or hedgerow. Automobile junkyards already in existence would be allowed 3 years to screen their operation.

OTHER SECTIONS OF INTEREST:

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ARTICLE 13. AMENDMENTS. The regulations, restrictions and boundaries established by this Ordinance could be amended, changed or repealed by the Board of Supervisors after the Planning Commission had held at least one public hearing and had made its recommendations regarding the change and after the Board of Supervisors had itself held a public meeting. An affirmative vote of a majority of the Supervisors would be needed to amend the Zoning Ordinance.

ARTICLE 14. ADMINISTRATION AND INTERPRETATION. The Ordinance would be enforced by an administrator appointed by the Board of Supervisors. His salary and tenure of office would be controlled by the Supervisors.

Section 14-3 outlines procedures to follow in cases where boundary lines are not clearly shown or described.

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*Presented as a Public Service by the
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